



2015-002277
Klamath County, Oregon
03/16/2015 10:48:00 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

City of Klamath Falls, a Municipal
Corporation of The State of Oregon

Attention: Nathan Cherpeski,
500 Klamath Avenue

Until a change is requested all tax statements
shall be sent to the following address:

City of Klamath Falls, a Municipal
Corporation of The State of Oregon

Attention: Nathan Cherpeski,
500 Klamath Avenue

File No. 33675AM

STATUTORY WARRANTY DEED

City of Klamath Falls, a Municipal Corporation of The State of Oregon ,

Grantor(s), hereby convey and warrant to

City of Klamath Falls, a Municipal Corporation of The State of Oregon,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A" Legal Descriptions

The true and actual consideration for this conveyance is Pursuant to Property Line Adjustment 07-14

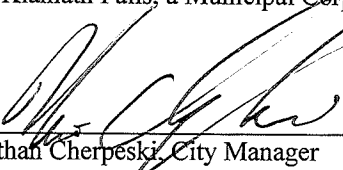
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

5700

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of March, 2015.

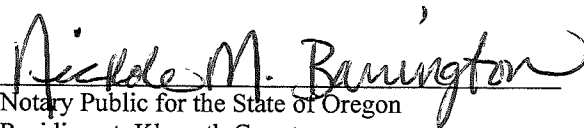
City of Klamath Falls, a Municipal Corporation of The State of Oregon

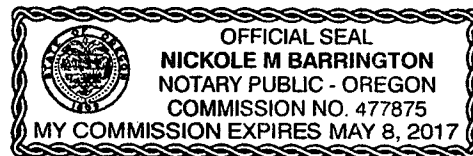
By: 
Nathan Cherpeski, City Manager

State of Oregon} ss
County of Klamath}

On this 10th day of March, 2015, before me, (Nathan Cherpeski - appeared) Nickole Barrington
a Notary Public in and for said state, personally appeared Nathan Cherpeski, City Manager for the City of Klamath Falls, a
Municipal Corporation of The State of Oregon, known or identified to me to be the person(s) whose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5-8-2017



Legal for City of Klamath Falls

EXHIBIT "A" LEGAL DESCRIPTION

Lot 5, KLAMATH FALLS INDUSTRIAL PARK, TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO a Parcel of Land being the northerly 79.45 feet of Lot 4, Klamath Falls Industrial Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NE1/4 NW1/4 of Section 22 and the SE1/4 SW1/4 of Section 15, all in T39S, R09E of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: BEGINNING on the westerly right of way line of Altamont Drive at the northeast corner of said Lot 4, Klamath Falls Industrial Park; Thence, southerly 33.37 feet along the westerly right of way line of Altamont Drive on a 636.75 foot radius curve to the left, through a central angle of 03°00'11" (the long chord of which bears South 11°55'13" West, 33.37 feet) ; Thence southerly 47.21 feet along an offset spiral curve to the left (the long chord of which bears South 08°35'21" West 47.21 feet); Thence, leaving said westerly right of way line of Altamont Drive, North 89°29'18" West, 686.80 feet to the westerly line of said Lot 4; Thence, along said westerly line of said Lot 4, North 00°51'11" East, 79.45 feet to the northwest corner of said Lot 4; Thence, along the northerly line of said Lot 4, South 89°29'18" East, 699.56 feet to the point of beginning.

Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone